

SECOND WALNUT CREEK MUTUAL

BOARD OF DIRECTORS REGULAR MEETING

Thursday, April 16, 2026, at 10:00 a.m.

Meeting is Conducted In-Person and Virtually on Zoom

Peacock Room in the Gateway Complex

1001 Golden Rain Road, Walnut Creek, CA 94595

To view the meeting on your computer, iPad, or smart phone, residents should log-in to <https://rossmoor.zoom.us/j/89472683251> or use the Meeting ID: 894 7268 3251. Passcode: 367252.

You will see a few prompts to click on such as allowing “the page to open zoom.us,” “join with video,” and “join with computer audio.” Be sure to have your computer speakers turned on and place yourself on mute until you are called upon to speak.

If residents just want to hear the deliberations, they can dial (669) 900-6833 on any phone, and they will be prompted to enter the Meeting ID: 894 7268 3251. For technical support to join a meeting, contact (925) 988-7627 or support@rossmoor.com.

AGENDA

1. Call to Order
2. Roll Call of Directors
 - Lon Bruce – President
 - Michele Colucci – Vice President
 - Vona Scott – Treasurer
 - Bob Kelso – Secretary
 - Tieka Romanoff – Director at Large
3. Mutual Operations Staff
 - John Tawaststjerna – Associate Director of Mutual Operations
 - Todd Arterburn – Chief Financial Officer
 - Dave Peakes – Mutual Manager
 - Jesus Morales – Landscape Manager
 - Janneth Lujan – Board Services Coordinator & Assistant Secretary
4. Approval of Minutes
 - a. Regular Board Meeting Minutes – March 19, 2026
5. President’s Report – *Lon Bruce*
6. Operations Manager’s Report – *John Tawaststjerna*
7. Chief Financial Officer – *Todd Arterburn*
8. Treasurer’s Report – *Vona Scott*
9. Financial Certifications
 - a. February 2026 Financial Statements
 - b. The Board of Directors certifies compliance with Civil Code §5500

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10. Mutual Manager's Report – *Dave Peakes*
11. Landscape Manager's Report – *Jesus Morales*
12. Committee Reports
 - a. Water and Conservation Committee Report – *Therese Welter*
 - b. Trash Committee – *Kathleen Eperson*
 - c. Finance & Insurance Committee – *Vona Scott*
 - d. Landscape Committee – *Tieka Romanoff*
 - e. Infrastructure Committee – *Kevin Moore / Dan Davis*
 - f. Welcome Committee – *Tieka Romanoff*
 - g. Architectural Review Committee – *Lon Bruce*
 - h. Governing Documents Committee – *Bob Kelso / Vona Scott*
13. Old Business
 - a. Rule change update on solar panel installations, Kevin Moore and Dan Davis review findings/recommendations.
 - b. Policy changes regarding remodels and unit alterations, requiring professional cleaning of popcorn ceilings and ductwork.
 - c. Discuss banning certain flippers or contractors from doing business in 2nd Mutual.
 - d. Discuss policy for the canvassing and posting of Mutual election materials.
14. New Business
 - a. Review and approval of Mulching Phase 1
 - b. Review and approval 1325 Stanley Dollar Lawn Conversion
 - c. Review and approval of one of two tree bids provided by Waraner and Hamilton for the removal of 4 trees in Canyonwood entry 10
15. Members' Forum

All members are invited to address the Board with questions, comments, and suggestions. Each member has 3 minutes in which to address the Board. The Board does not directly answer questions posed by speakers during the Members' Forum, but the Board does hear the viewpoints and ideas presented and considers them as they act during future meetings. Comments are limited to three minutes.
16. Announcements
 - The next SWCM gathering is June 6, 2026, “Celebrating M2 Members” More information to come!
 - There is an SWCM Executive Board meeting scheduled for May 7, 2026, from 10:00am to 1:00pm in the Mulligan Room at Creekside.
 - The next SWCM Regular Board Meeting is scheduled for May 21, 2026, at 10:00am in the Peacock Room at Gateway.
17. Adjournment